012.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,100 / 791,100
					USE VALUE:	791,100 / 791,100
					ASSESSED:	791,100 / 791,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HULME SUSAN B/TRUSTEE
Owner 2:	BIANCHI FERMO III/TRS
Owner 3:	SUSAN HULME REALTY TRUST
Street 1:	729 BAYPORT WAY
Street 2:	
Twn/City:	LONGBOAT KEY
St/Prov:	FL Cntry: Own Occ: N
Postal:	34228 Type:

PREVIOUS OWNER

Owner 1:	HULME SUSAN B -
Owner 2:	-
Street 1:	35 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,366 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1160 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6366.000	271,800		519,300	791,100
Total Card	0.146	271,800		519,300	791,100
Total Parcel	0.146	271,800		519,300	791,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 681.98 | /Parcel: 681.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9788
GIS Ref:
GIS Ref:
Insp Date: 11/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,700	0	6,366.	519,300	791,000	791,000	Year End Roll	12/18/2019
2019	101	FV	225,800	0	6,366.	672,100	897,900	897,900	Year End Roll	1/3/2019
2018	101	FV	225,800	0	6,366.	427,700	653,500	653,500	Year End Roll	12/20/2017
2017	101	FV	225,800	0	6,366.	391,000	616,800	616,800	Year End Roll	1/3/2017
2016	101	FV	225,800	0	6,366.	317,700	543,500	543,500	Year End	1/4/2016
2015	101	FV	220,600	0	6,366.	317,700	538,300	538,300	Year End Roll	12/11/2014
2014	101	FV	220,600	0	6,366.	289,600	510,200	510,200	Year End Roll	12/16/2013
2013	101	FV	220,600	0	6,366.	275,600	496,200	496,200		12/13/2012

!1220!

PRINT

Date	Time
12/10/20	16:52:50

LAST REV

Date	Time
10/10/18	11:45:24

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1220

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HULME SUSAN B	1377-10		11/9/2009	Family	99	No	No		
KEENUM JOHN/ETA	1170-115		4/30/1997		237,000	No	No		Y

USER DEFINED

Prior Id # 1:	9788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/1997	544	Manual	10,500					V/SIDING-REROOF
9/16/1993	520	Manual	500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Mail Update	MM	Mary M
11/16/2017	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	294	PATRIOT
10/28/1999	Inspected	263	PATRIOT
9/29/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6366		Sq. Ft.	Site		0	85.	0.96	2									519,336						519,300	

Total AC/HA: 0.14614 | Total SF/SM: 6366 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 519,336 | Spl Credit | Total: 519,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333940
Depreciation:	62113
Depreciated Total:	271827

COMMENTS

OF=SHOWER IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

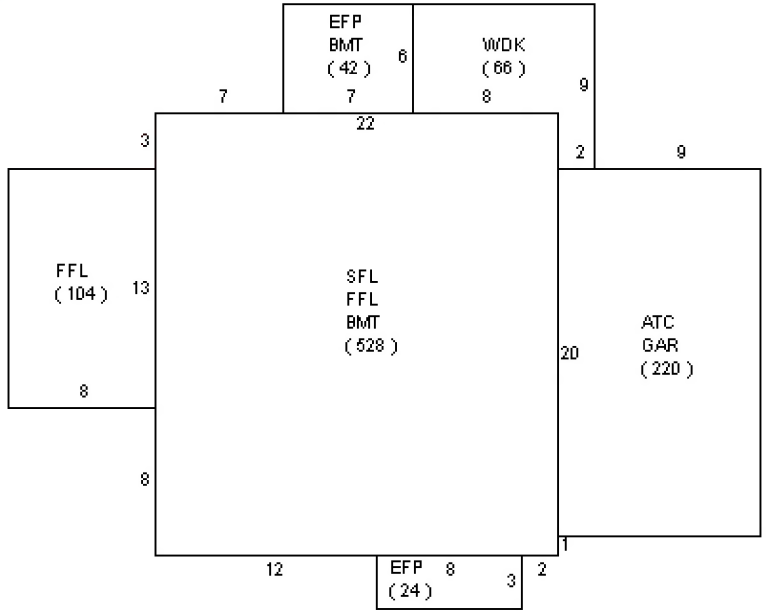
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.42
Special Features:	0	Val/Su Net:	125.89
Final Total:	271800	Val/Su SzAd	219.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	632	170.420	107,706
BMT	Basement	570	51.130	29,142
SFL	Second Floor	528	170.420	89,982
GAR	Garage	220	26.620	5,857
ATC	Attic	77	170.420	13,122
EFP	Enclos Porch	66	69.150	4,564
WDK	Deck	66	16.160	1,066
	Net Sketched Area:	2,159	Total:	251,439
Size Ad	1237	Gross Are	2302	FinArea 1160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

012.0-0005-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	GD	1999	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	